

TOWN COMMISSIONER'S WORK SESSION
CHARLESTOWN, MARYLAND
February 3, 2021 6:00 PM

The February 3, 2021 Work Session was called to order by President, Karl Fockler at 6:00 PM. Those in attendance were Commissioners Jeff Fields, Karl Fockler, Jack Kronner, and Lou Wood; Wib Pumpaly, Town Administrator; Office Manager, Janine Antoshak; Town Clerk, Debbie Myers; The session was conducted via Zoom. The following interested parties attended by zoom: Erin Lucas, Jason Barclay, Christie McDivitt, Richard Mahan, Tina?, Suzanne Fockler, Jaci?, Jason Barrow, Barbara Payne, Debbie?, Shane?, Pariz?, Trish Ragan, Cindy Hartsfield, Alan Smail, CSR, Laura Elmer, Jamie?, Sean Durin, Lorie Siverd, Chad?

The topic of this work session had been set and advertised to discuss the two previously discussed zoning issues before the county along Rte. 7 impacting the quality of life in Charlestown. Commissioner Fockler and Mr. Pumpaly had met with representatives of the Stewart Companies. Another property on the other end of Rte 7 has asked to rezone from BGE to Heavy Industrial. Planning and Zoning staff recommended to disapprove, the Planning Commission finally came to the decision to come to no decision which tables it for now. However, it can be brought back to the County Commissioners at any time.

York Building Products owns off Carpenter's Point Road to Mountain Hill Road and to the Railroad Tracks. They do not have intentions to do anything with part of the property at this point. They do however, wish to continue to develop along Route 7 to heavy industrial. The Planning and Zoning Board of the County has approved it. The County Council has tabled the matter to give them time to have discussions with the Town.

As you go down Rte 7 towards North East there is a salvage yard that is looking to expand currently zoned M1. The Town's contention is that it is a residential area and not conducive to heavy industrial development. This is the EJP Property approximately 50 acres, they are applying for an M2 Heavy Industrial which would lend it to expand their salvage or put in warehouses.

Commissioner Fockler further stated that he thinks eventually the Belvedere Interchange may hook into Rte 7, which is the only way into Charlestown.

Commissioner Kronner stated that he feels that more and more building will happen and he does not know if we have any legal standing against. He suggests a petition signed to be brought to meetings in the future as these zoning meetings come back up with the county. Commission Fockler agrees and suggests using a survey monkey where people could participate from their own homes.

Suzanne Fockler asked about gathering signatures, she understands that the town took the stance against and feels that we should target those outside of town to get them involved. The current zoning was approved 2014, so this has been previously approved by the County Council and ask them to stay true to their zoning map which were made with reasoning behind them.

Commissioner Fockler asked Ms. Fockler to provide letters from the Historic District and Colonial Charlestown

Christie McDivitt stated that in 2018 the economic development through the county did a investor summit whose sole purpose was to bring the Philadelphia industrial areas out to Cecil County. While she is not against industrial she feels that residential areas need more consideration. Commisioner Kronner asked if an impact study was done then, the answer was no. Ms. McDivitt hopes that because we are in the middle between Philadelphia and Baltimore.

Richard Mahan says that if you are unhappy the way it is, then oppose it. He says you need to give something to get something. Three stipulations that he would recommend would be 1) conservation, water runs through the property, we have to protect our waterways 2) no ingress or egress from Rte 7 3) create a green zone around the property (junk yard).

Commissioner Fockler stated that once it goes M2 we have little control over what happens to the properties.

Commissioner Wood agrees that we need to oppose. There is an entire other side of Rte 40, go over there and build. Building along Rte 7 will create road deterioration and taxes will go up to keep the roads up. She does not like the junkyard and the owner just keeps creeping out. She does not like all of the warehouses popping up in our "neighborhood". Building along Rte 7 will create a dangerous situation on the road and many accidents will happen. We already have had many fatalities on Rte 7 without this extra development. We need to preserve these areas for our children and grandchildren.

Patricia Ragan stated that trucks try to get through that underpass and get stuck already. She is very happy that the town is opposed to the rezoning. She has an unnamed stream in her front yard and ever since this has started that stream has run red. So runoff is definitely happening. She feels a petition is a good idea.

Commissioner Fockler encouraged those attending to look at the agendas for the County meetings and look for EJP and York Building Products and to attend those meetings. Voice your opposition.

There being no further discussion, Commissioner Kronner moved to adjourn, seconded by Commissioner Wood 6:58 PM at PM

Respectfully submitted,

Debbie Myers, Town Clerk